

Randolph Township Zoning Commission

June 24, 2015

Zoning Commission: Brad Miller, Gary Harrison, Lori Briggs, Rich Knapp, Paul Hyde, Josh Allen

BZA: Betty Siegferth, Chuck Guthier

Present: Todd Peetz (Regional Planning), Gary Magno, Laura Roger, Carl Reming, Carol Mangold, Fred Huth, Gary Horning, Howard Kline, Pat Franze, Lisa Franze, Felicia Franze, Jimmie Davies, Don Franze, June Franze, John Francis, Dave Goodyear, Margaret Hyde, Darrell Hylton, Carolyn Hylton

B. Miller: Reason for meeting to discuss recent proposed zoning changes in TC. Introduced Todd Peetz.

T. Peetz: Looking at text changes and map changes. Will start with map changes. Discussed and showed on map proposed changes. Wants to hear from property owners about what their thoughts are. Janet Esposito reported that taxes are based on use, not on zoning district.

Audience: Will I be able to still farm? TC doesn't have agriculture as a use.

Audience: Why are you expanding TC?

B. Miller: For the future, if more businesses would come to the area.

Audience: Randolph School Park to Fairground Rd., why wouldn't we put this on hold and see how TC develops? Then, see if people are okay with this. Develop TC correctly and then look at this down the road.

Audience: What's the advantage to expanding the TC?

T. Peetz: Put up requirements for TC. Reviewed what is allowed in TC. Reviewed purpose and intent of TC. Reviewed conditions of auto uses from Ch. 6 of Zoning Resolution.

Audience: Are these proposed changes?

T. Peetz: What I just read, is what is currently in the code.

Audience: On conditional use, what are rules for sidewalks and lighting?

B. Miller: When someone files for a conditional use, they still have to follow all of the other rules.

Audience: Right now, auto use is conditional in GC. If you need to expand, GC, then do so. But, putting auto use as conditional in TC is against land use plan.

Audience: It's always been reactive instead of proactive.

B. Miller: Nothing has been done, yet. That's why we are having this discussion.

Audience: Is TC land going to be turned into car lots?

T. Peetz: If it was added to TC, it would be a conditional use.

Audience: Not against business, but you also need to take into account the neighbors and community. We chose to live here because of the way the community is.

T. Peetz: We're looking for feedback. It's your property and your community. Do you want the ZC not to extend the TC?

Audience: What prompted the first meeting to discuss this?

T. Peetz: To look at different things. For example, NC didn't have residential use. R1 and R2 didn't have height restrictions.

Audience: Did residents express interest in having TC changed?

T. Peetz: Discussed how at last meeting someone suggested stretching TC up to Fairground Rd. That's why we wanted to hear from the residents.

Audience: Everyone on the ZC should be trying to look down the road twenty years.

Audience: We need to look at do we want to live with businesses or a community. I don't want to live with big businesses. I know things have to change. If you have small changes, then you can write variances.

Audience: Do you have the power to do what you want to do anyway?

T. Peetz: Discussed procedure of zoning changes.

Audience: I've lived here for 38 years. I didn't come here to live with a parking lot in the center of town. A lot of things have been taken down. We need no more variances and no more cars in the town. Plenty of room at the Fairground to park cars.

T. Peetz: This is exactly what the ZC wants and needs to hear. Some communities don't even ask the residents.

B. Miller: That's why we sent the letter to invite you so we could hear what you thought.

Audience: If someone comes for a variance or conditional use, we need to see the plans.

Audience: If something was being done by your property it used to be that you would get a letter. Is that still being done?

B. Miller: Yes it is.

Audience: I've never received a letter.

Audience: When this first started, the trustees didn't send anything.

Audience: We are on our own. There's no plans.

Audience: Where does that water go?

Audience: The water is coming from Paul Adelman's pond and going downhill.

Audience: That's a different issue.

Audience: I'm in TC. I bought this property for residential multi-family senior housing. If you change this to auto use in TC, I'd rather you come out and say we're going to change it all to commercial. What BZA did at the hearings wasn't too impressive. They granted a variance on a property where it wasn't allowed and that's illegal. This is a good residential community. That's why I live here. If you do this, it will make my property worth less. We spent a lot of money on the land use plan. I'm not saying change isn't inevitable.

Audience: Discussion about sidewalk, buffering, and lighting.

B. Miller: Take that to ZI.

Audience: We tried.

Audience: Enforce the laws that are there now, before you make new ones.

T. Peetz: I don't think we're making new laws. It's just changing districts. I don't enforce the zoning here. Everything here is part of the discussion going on.

Audience: You're not addressing the problem, you're creating new issues.

T. Peetz: It's up to the ZC, the community to decide if this is something they want.

Audience: If you get a conditional use, then they need to follow zoning. If you get a variance, you don't.

Audience: We want to leave it R2. There hasn't been one positive thing mentioned about changing it.

B. Miller: That's why we sent the letter. We wanted the feedback and to see what you want.

Audience: The next time we vote we should vote the trustees out.

Audience: Some people don't want to move out of TC, but we're getting squished.

Audience: I'm zoned TC. It's good for older people. I can walk to the bank.

Audience: Over 420 cars down the road. There's no sidewalk. That's not caring about our town and the appearance.

Audience: Two trustees aren't eligible to vote because of conflict of interest. You mentioned that this would go to the trustees for a vote.

Audience: The objective is to make TC subjected to any automotive use. I don't mind, but call it commercial, not TC.

Audience: Why does this go to Portage Planning?

T. Peetz: We're a recommending body. You can tell us you won't work with us. I'm here for you to tell me what you want to do with your community. For example, I didn't draw up this map. It was based upon what the ZC asked for. I'm not here telling them they have to do anything.

G. Magno: What I'm hearing is 8-10 individuals, people vying for attention for individual concerns. You may make better progress if you worked together and presented your concerns.

Audience: We should have the vote of the people.

Multiple discussions.

Audience: Now it's great that more people are here. We need to work together to make our town better.

Audience: Don't bring industrial or more dealerships to our town. Zone this town properly for small business. Zoning laws are good if everyone pays attention to them. Everyone wants to keep the community small. There's so much traffic now coming

down 44. As far as commercial goes, I don't think anyone wants the community to get bogged down.

B. Miller: There have been things that have happened here. People haven't followed the right route. Mistakes were made and everyone is trying to play catch-up now.

Audience: The answer is for everyone who made mistakes to go back and fix them.

J. Allen: You can drive anywhere around Randolph and find people breaking rules. As a community if it's not bothering us, we don't speak up. I feel your frustration and I'm not sure which way I want to go here. What we need to do, is hear your frustration. Let us read it, put them in writing. Try to give us your feedback. My suggestion is to put it in writing, as a group. Then it's concrete and we can give it to the trustees.

G. Horning: When I brought this up to the trustees, I had to get an attorney. We have written and spoken out. One person comes to town and now we need to change the whole TC. I want it on record. We bought this property and we live here because of the zoning. We don't want it changed.

Audience: I don't think any of the zoning should be changed. It's not the time to do it.

Audience: Should have told people they can't tear the house down.

B. Miller: You can't do that.

Audience: For a variance, you have to prove hardship. I can't buy a property and say they had a business there before, that's not hardship. If you buy residential and you want to use commercial, you can't do that.

Audience: It's the idea of destroying the town to make money. I wouldn't destroy a community to make money.

Audience: The car dealer told us that they tore the houses down because they were eyesores.

Audience: The prosecutor told me they could take my house because of the jobs. They have the power because of money.

B. Miller: The prosecuting attorney of Portage County told you that?

Audience: Yes.

Audience: I have 70 some acres and I want to keep it farm.

B. Miller: Even if we did do the changes, you could still do that.

Audience: You are creating something new to try to solve the problem you created.

Audience: Have the trustees asked you to push this through?

B. Miller: No.

Audience: What is the reason for this?

B. Miller: We contacted Portage Planning. They saw that areas were scattered. He suggested and we suggested that maybe we need to change this.

T. Peetz: I'm trying to help, not make problems.

B. Miller: We are just looking 20-30 years down the road.

Audience: It doesn't look that scattered.

Audience: They haven't been talking about changing TC for a long time. The last meeting they said before they talked more, they wanted to notify residents.

Multiple discussions.

G. Magno: From the Lion's Club, they want to make the community a better place. One of the projects this year is to try to redo the gazebo sign. They would like to put a digital sign between what is there now. They would pay for it and donate the sign to the township. They would pay for the sign, permits, and installation. Wants feedback before he goes to ZI, would anyone have an objection to a digital sign? The township would be in charge of the sign. We want to make sure not to offend anyone. We want to do it for the betterment of the whole township. Wants to get it up before the Fair. Would you have a problem with a new digital sign? The only detriment is as it scrolls you may miss a message. Unless someone has an issue, I would like to go ahead with this.

B. Miller: Would anyone be opposed if it scrolled 24 hours?

Audience: No.

Multiple discussions.

Audience: The problem is people don't get the newspaper, don't drive through town. How do you get people to know what's going on?

Audience: I was at a trustee meeting and one of the trustees told the ZI to just make a problem work out. Then they let him go. Then the new one didn't want to upset his buddies. They're out of money, but they have money for a salt shed and tractor.

Multiple discussions.

G. Horning: The road fund can't be used for anything else. The general fund is what zoning comes from.

B. Miller: We were the only township that had a full time ZI.

Multiple discussions.

B. Miller: Does anyone else have anything to say about the map? Meeting will be adjourned. The next zoning meeting is July 22 at 7pm in this room.

*Please note that these minutes were taken from an audio recording. When names of speaker were not stated prior to statements, "Audience" is used.